

The intent of the Ettrick Village District Standards is to:

- Revitalize the Village business area.
- Preserve the historic character of the village and insure compatibility of new development.
- Improve the quality of life in the Village of Ettrick.
- Recognize the special needs of an urban village.

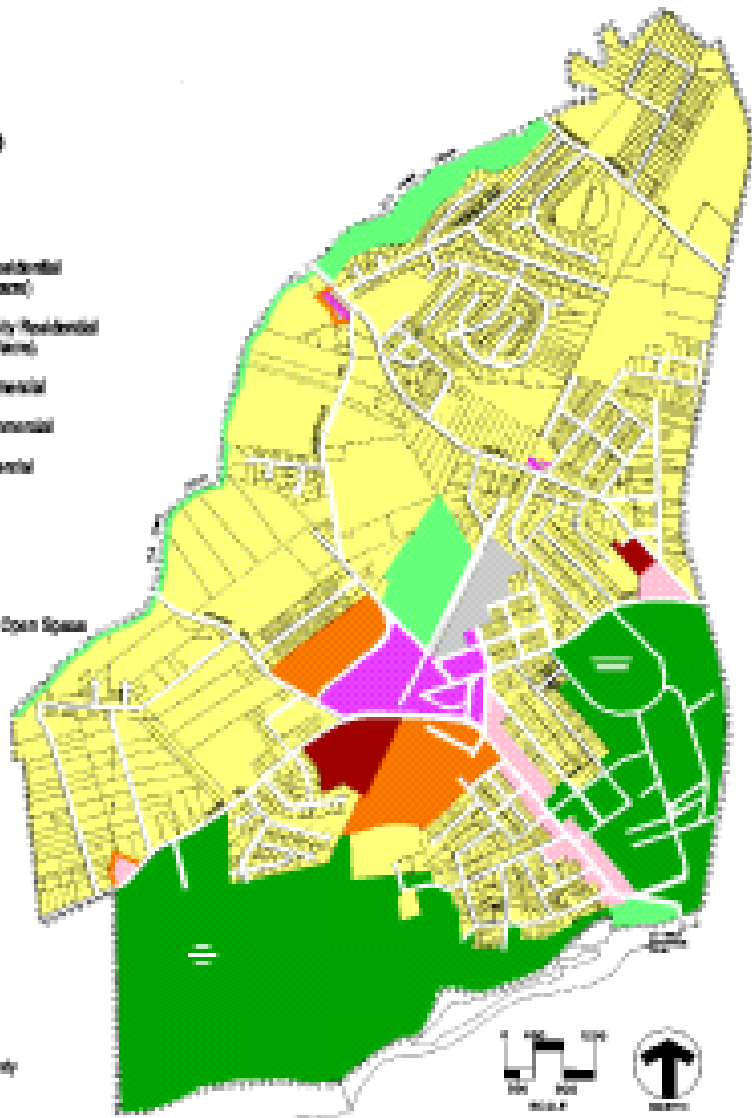
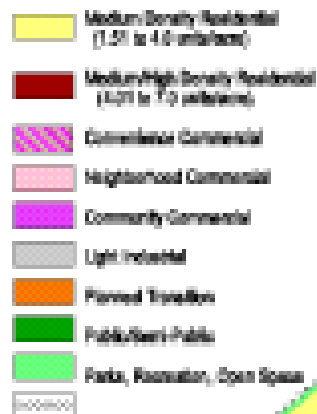


Ettrick Village scene

ETTRICK VILLAGE

RECOMMENDED LAND USE

LEGEND



Adopted by the Chesterfield County
Board of Supervisors
May 18, 1999

Front and corner side setbacks

Setbacks for O and C Zoning Districts

Minimum setback

Buildings

15'

Drives and Parking For New Building or Parking Area

No less than the least front building setback on the lot.
Min. setback of 15' if no building exists on the lot

For Existing Buildings

if 15' setback places parking in front of building a low hedge (approx. 3') or wrought iron or picket fenceshall be provided.

Side Yard Setbacks

Buildings, Drives and Parking

0'

Adjacent to residential zoning

10'

Permitted reductions: Drives and Parking

3' with a six foot solid wood fence

Buildings

3' If building demomstrates same screening as a six foot fence.

Rear Yard Setbacks

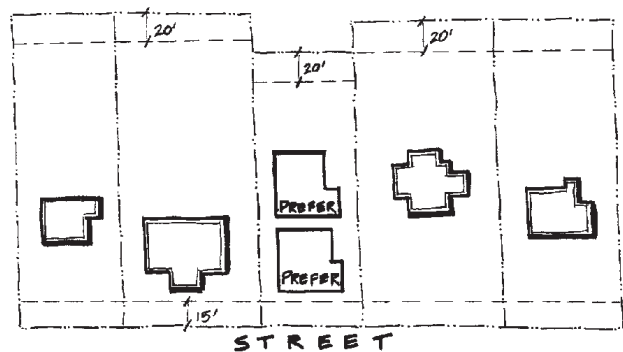
Buildings, Drives and Parking

20'

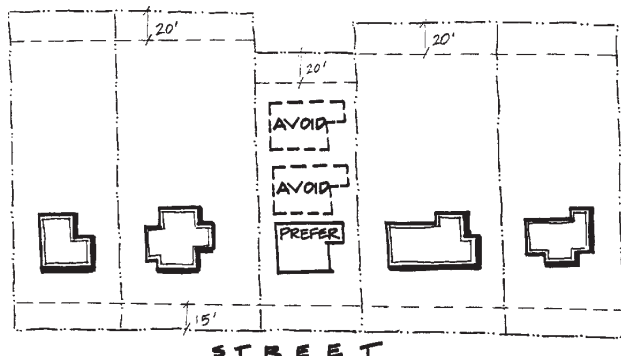
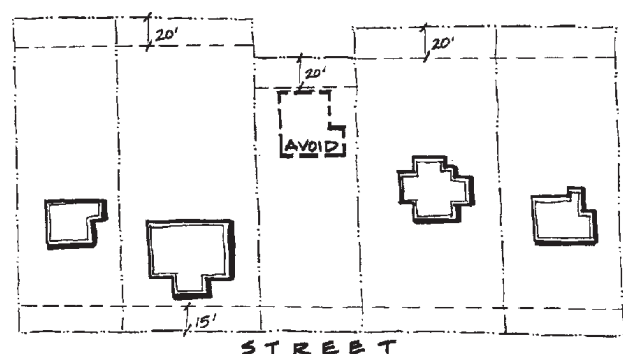
Per sec. 19-609(f)

If a uniform pattern of setbacks, lot widths and building widths exists, infill development should generally maintain existing spacing and rhythm.

PROPORTIONATE:



NOT PROPORTIONATE:



SPECIFIC AREA STANDARDS

ETTRICK VILLAGE DISTRICT ARCHITECTURAL TREATMENT

Per sec. 19-611(a)(1)

New development shall be compatible with the pedestrian scale and historic village character of Ettrick. New or altered buildings should be generally consistent in height, scale, massing, and materials with existing structures in the village. The intent of this section is to insure functional and visual compatibility, not to specifically encourage imitation of past architectural styles.



Example of compatible building styles but with different materials. Ettrick Post Office with standard street light shown in foreground.



Sketch of Humphrey's Electric, formerly Pond's grocery. Good example of storefront architecture within Ettrick Village.



*Mechanical
equipment
screen*

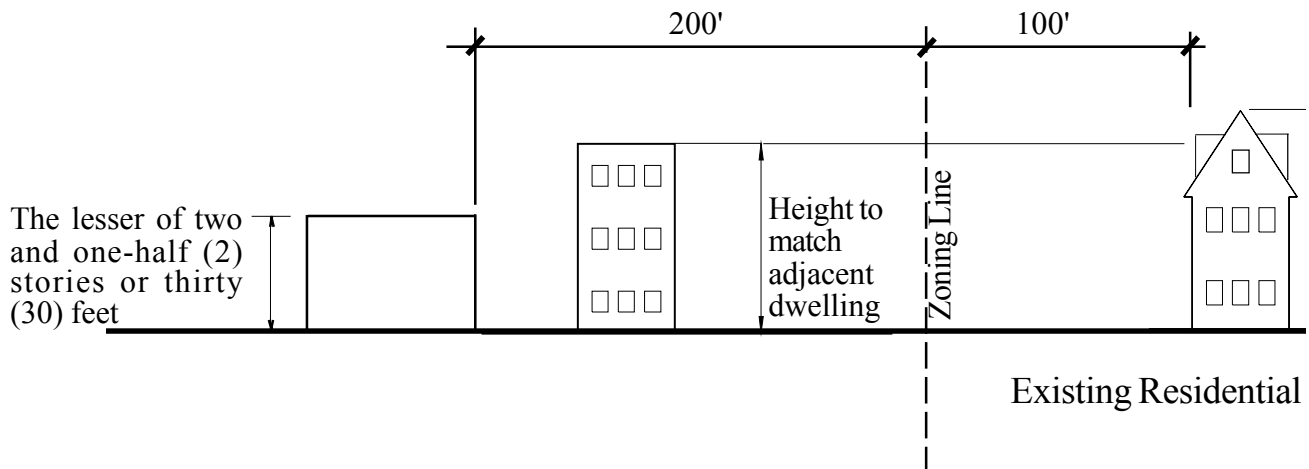
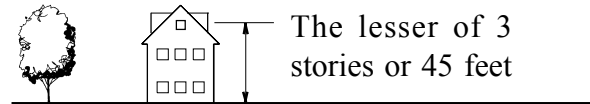
Example of ground level mechanical equipment screening using the same materials as the main structure.

Per sec. 19-611(a)(2)

Mechanical equipment shall be shielded and screened from public view. Ground level mechanical equipment should be screened with landscaping or with fencing that is generally consistent with architectural character of the main structure.

Per sec. 19-612(2) All Other Village District Areas

The maximum height of all structures shall not exceed a height three (3) stories or forty-five (45) feet, whichever is less.



Per sec. 19-612(3)

No structure within two hundred feet of any property line in an R, R-TH, or R-MF district shall exceed a height of two and one-half (2 1/2) stories or thirty (30) feet, whichever is less. However, if there is an existing dwelling more than two and one-half stories within one hundred (100) feet of the district, the height of the proposed structure may be increased to the height of the adjacent dwelling.

Per Sec. 19-608 (a)**PARKING**

In the Ettrick Business Core, the following uses shall be exempt from the requirements of Section 19-513 and 19-509(b):

Offices up to five thousand (5,000) gross floor plan area.

Restaurants and retail uses, including personal services, repair shops, specialty shops, and contractor offices with no heavy vehicles or equipment.

LANDSCAPING

In the Ettrick Business Core, all development is exempt from County wide requirements for landscaping (Article I, Division 3 of the Development Standards Manual).

If off street parking areas are constructed in front of the building line or on a lot without a building, the following minimum landscaping shall be required : a low hedge or low partially transparent fence along the front setback line.



Example of a pedestrian scale street light within Ettrick Village

LIGHTING

Per Sec. 19-608(c)

External lighting: Except for lamps attached to a building the maximum height for lampposts shall be twenty (20) feet.

Lamps attached to a building shall be no higher than the roofline or parapet wall.

All requirements of section 19-573 shall apply in the Ettrick Business Core; however , porch lights, gas lamps and period lighting that is in keeping with the small scale pedestrian oriented character of the village shall be exempted from said requirements.